

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
May 14, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in Study Session on Wednesday, May 14, 2008 at 6:37 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Present on silent roll call included Commissioners: Jim Kessler, Dominic Noce, Brice Johnson, and Adam Gawlikowski. Also in attendance were Town Council President Bernie Zemen, Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken.

General Substance of the Study Session

Redevelopment Commissioners reviewed the **agenda, minutes, and claims for the Public Meeting**. No comments were received.

Director Petro stated that Attorney Green-Fraley will address her progress with **expansion of the Redevelopment Area (by 20%) and the creation of an Allocation Area** that would be co-terminus with the Redevelopment Area. Attorney Green-Fraley stated that a declaratory resolution must be passed by the Commission, a tax impact statement must be prepared, a public notice must be published, and then a public hearing must be held followed by a confirmatory resolution. If the Area is expanded by more than 20%, the declaratory resolution must go to the Plan Commission and Town Council for their approval before it is confirmed by the Redevelopment Commission. Commissioner Johnson suggested that we place as much of the Sharp Athletic Complex within the 20% as possible and move forward. Discussion ensued. The Commission then directed Attorney Green-Fraley to proceed with the development of **Resolution 2008-03** that would expand the Development Area by 20% and create an Allocation Area that would be co-terminus with the expanded Redevelopment Area.

Attorney Green-Fraley discussed **Resolution 2008-04, a resolution that would modify a previous declaratory resolution to designate an area on the northwest corner of Indianapolis Boulevard and Main Street as an Economic Development Area and create an Economic Development Plan for that area**. The attorney stated that all of the redevelopment language has been taken out of the Plan and if the Commission approves of this modified Plan, then it will be sent to the Plan Commission, the Town Council, and then back to the Redevelopment Commission for their final approval.

The Director presented Resolutions 2008-05, 2008-06, and 2008-07 that will allow the **Director to seek appraisals of property** located at 2552 Industrial Drive, 8047 Kennedy Avenue, 8071 Rear Kennedy Avenue, 2606 Garfield, 2608 Garfield, 2609 Condit

Avenue, and 2605 Condit Avenue. By bundling these properties, the Commission hopes to reduce appraisal costs.

Mr. Myron Chapman, owner of Growler's on Highway located at 2816 Highway Avenue, has **requested the use of the Redevelopment Commission's lot on the corner of Highway and Kennedy Avenues for an anniversary party.** Discussion ensued on the charge for this year's event and the outcome of last year's party.

The Director presented information on **two conferences that she would like to attend:** 1) the CIP (Chicago Industrial Properties) Conference in Chicago on June 18-19, 2008, and 2) the IEDA (Indiana Economic Development Association) Conference on June 12-13, 2008.

The Commission discussed the need to change the Study Session on May 28, 2008 into a Public Meeting for the purpose of expanding the Redevelopment Area and creating an Allocation Area for the entire Redevelopment Area.

ADJOURNMENT:

The Study Session was adjourned at 7:14PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
May 14, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on May 14, 2008 at 7:15 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Jim Kessler, Adam Gawlikowski, Dominic Noce and Brice Johnson. Also in attendance were Town Council President Bernie Zemen, Economic Development Commissioner George VandeWerken, and Attorney Carol Green-Fraley. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Johnson made a motion to accept the minutes of the Public Meeting and Study Session of April 9, 2008 and the Study Session of April 23, 2008 as prepared. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Resolutions 2008-01, as amended, 2008-02, and 2008-03 were removed from the agenda at this time by President Gawlikowski.

Commissioner Johnson made a motion to approve Resolution 2008-04, A Resolution of the Highland Redevelopment Commission Declaring An Area in the Town of Highland, Lake County, Indiana as an Economic Development Area, Approving an Economic Development Plan for the Economic Development Area and Designating the Economic Development Area as an Allocation Area for the Purpose of Utilizing Tax Increment Financing to Implement the Economic Development Plan, as Modified. During discussion, Commissioner Gawlikowski clarified that this resolution will create an Allocation Area within the Economic Development Area. Commissioner Noce stated that this Plan, as modified, will remove any language that will allow the Redevelopment Commission to utilize their powers of eminent domain. **Motion passed 4 ayes and 0 nays.**

Commissioner Johnson made a motion to adopt Resolution 2008-05, a Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 2552 Industrial Drive and Authorizing Appraisals

on this Property, Pursuant to IC 36-7-14-12.2(a)(1) and IC 36-7-14-12.2(a)(12). Commissioner Noce seconded the motion. During discussion, the “(at a fee) not to exceed \$_____ per appraisal” phrase was discussed. Commissioner Noce withdrew his second and Commissioner Johnson withdrew his motion. Commissioner Johnson then made a motion to adopt the above Resolution 2008-05 with the phrase “(at a fee) not to exceed \$_____ per appraisal” stricken from the resolution. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

Commissioner Johnson made a motion to adopt Resolution 2008-06, A Resolution Expressing the Interest of the Redevelopment Commission to Sell Real Property Located at 8047 Kennedy Avenue and 8071 Rear Kennedy Avenue; and to Authorize Appraisals on these Properties, Pursuant to IC 36-7-14-12.2(a)(1) and IC 36-7-14-12.2(a)(12), striking the phrase, “(at a fee) not to exceed \$_____ per appraisal”. Commissioner Kessler seconded the motion. **Motion passed 4 ayes and 0 nays.**

Commissioner Johnson made a motion to adopt Resolution 2008-07, A Resolution Expressing the Interest of the Redevelopment Commission to Sell, Exchange, or Lease Real Property Located at 2606 Garfield Avenue, 2608 Garfield Avenue, 2609 Condit Avenue, and 2605 Condit Avenue, Commonly Referred to as the Bult Oil Site; and to Authorize Appraisals on these Properties, Pursuant to IC 36-7-14-12.2(a)(1) and IC 36-7-14-12.2(a)(12), striking the phrase, “(at a fee) not to exceed \$_____ per appraisal”. Commissioner Noce seconded the motion. During discussion Commissioner Gawlikowski congratulated the Director on her hard work in acquiring the deed to this property. **Motion carried 4 ayes and 0 nays.**

Commissioner Johnson made a motion to allow Mr. Myron Chapman, owner of Growler’s on Highway located at 2816 Highway Avenue, to lease the southeast corner lot of Kennedy and Highway Avenues owned by the Redevelopment Commission. Commissioner Noce seconded the motion. During discussion the Commission discussed the amount to be charged for the one day event. Commissioner Noce withdrew his second. Commissioner Johnson withdrew his motion. Commissioner Johnson then made a motion to allow Mr. Myron Chapman, owner of Growler’s on Highway located at 2816 Highway Avenue, to lease the southeast corner lot of Kennedy and Highway Avenues owned by the Redevelopment Commission for \$1,500 for the one day event. **Motion passed 4 ayes and 0 nays.**

Commissioner Johnson made a motion to allow the Director to attend the Indiana Economic Development Association (IEDA) Conference on June 12-13, 2008 and the Chicago Industrial Properties (CIP) Conference of June 18-19, 2008. Commissioner Kessler seconded the motion. **Motion carried 4 ayes and 0 nays.**

Commissioner Johnson made a motion to change the Study Session of May 28, 2008 into a Public Meeting for the purpose of expanding the Redevelopment Area and creating an Allocation Area for the entire Redevelopment Area

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Johnson made a motion to pay accounts payable vouchers as posted and discussed. Commissioner Noce supported the motion. **Motion passed 4 ayes and 0 nays.**

BUSINESS FROM THE COMMISSIONERS:

Commissioner Gawlikowski reported that the Director was featured in the Spring 2008 edition of Northwest Indiana Business Quarterly. He saluted her for her work and for featuring the Town of Highland and the Redevelopment Commission within her article. The members of the Commission agreed.

PUBLIC COMMENTS: None

NEXT MEETING:

The Redevelopment Commission will meet in a public meeting on May 28, 2008 with a study session before and following the public meeting. This meeting will take the place of the usual full study session. The next regularly scheduled public meeting will be held on June 11, 2008.

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Johnson seconded the motion. **By a unanimous voice vote the meeting was adjourned at 8:55 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
May 14, 2008**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 8:03 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL:

Commission members present were Jim Kessler, Dominic Noce, Brice Johnson, and Adam Gawlikowski. Also in attendance were Town Council President Bernie Zemen, Economic Development Commissioner George VandeWerken, Attorney Carol Green-Fraleigh and Redevelopment Director Cecile Petro.

General Substance of the Reconvened Study Session

1. Mr. Daniel Spoljoric's presentation to the Commission

Mr. Spoljoric was not present at the Study Session.

2. Ms. Pat Popa and Ms. Sue Ferguson, members of the Downtown Association address the Commission

Ms. Popa stated that the "Welcome to Highland" sign purchased by the Downtown Association, has received two major awards through the 1) American Corporate Identity 24th Annual National Design Competition and 2) HOW Magazine's 21st Annual Promotion Design Award. She stated that the reason for attending the meeting is to gain the support of the Redevelopment Commission in locating a future Town Hall in the downtown area. In a recent newspaper article, the Town Council is quoted as approving the purchase of a house next to the present Town Hall for purposes of expansion. Ms. Popa pointed to several studies conducted by the Town to show that the Town Hall should be located in the downtown area. These studies include the Downtown Charrette of 1995, the 2003 Wilson Estes Study, and the 2006 JMA study. She also pointed out that a downtown Town Hall would increase the foot traffic and help businesses located in the downtown. Ms. Ferguson added that she cannot understand why the town does not embrace the downtown and strive to make it better than it is. Highland is only one of a few towns and cities with a downtown, she added.

Commissioner Gawlikowski asked Councilman Zemen if the Town Hall is to be renovated and expanded at its present location. Councilman Zemen stated that the Town Hall does not meet the needs of the Town and that the opportunity for acquiring the house next door was presented to the Council. There are no plans for a Town Hall in the downtown area at this time. Commissioner Noce gave a brief history of the decisions that have been made by various Town Councils for over twenty years. Commissioner Johnson asked if the Council had a copy of the studies, particularly the Redevelopment Comprehensive Plan. The Director stated that that Plan is on our website. The

Commission agreed to write a letter in support of locating a new Town Hall in the downtown area.

3. Kiosk Maintenance Services

The Director reported that she has contacted a number of businesses to see if there is interest in maintaining the kiosks. Attorney Green-Fraley stated that this can be handled when it appears as a claim.

4. Update on business attraction and expansion

The Director reviewed her recent contacts with developers and businesses.

ADJOURNMENT

The Study Session was adjourned at 9:10PM by general consent. Minutes were prepared by Redevelopment Director, Cecile Petro.